

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A LAW OFFICE IN AN R2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 412 WEST 5TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Nicki Nicolo, 412 West 5th Street, North Little Rock, Arkansas 72114, seeking a Special Use to allow a law office at the applicant's home in an R2 zone located at 412 West 5th Street, which application was duly considered and approved (5 affirmative votes; 1 abstention; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on July 11, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a Special Use is approved to allow a law office at the applicant's home in an R2 zone located at 412 West 5th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

ALL OF LOT 6 AND WEST 17.2 FEET OF LOT 5, BLOCK 4, AND THE NORTH 8.0 FEET OF AN ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 5 AND 6, BLOCK 4, OF FAUCETTE'S ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps and drawings attached hereto as Exhibit A.)

SECTION 2: That this Special Use shall be subject to the following:

1. The office use must be located within an enclosed structure.
2. There shall be no alteration of the external appearance of the principal dwelling unit or any other structures on the property.
3. The office use shall be solely operated by the applicant. Non-residential employees are not permitted.
4. Building code upgrades, from residential standards to commercial or public assembly standards, to accommodate the use is not permitted.
5. The authority of operate shall not be interpreted to waive any law or regulation of the City, County, State, or Federal government relating to the operation of a business, including without limitations, business licenses, facility licenses, professional certificates, inspection and similar requirements.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. Business license to be issued after Planning Staff confirmation of requirements.

8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the special use as described herein is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

Linda Robinson
Council Member Linda Robinson

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:26</u> A.M.	_____ P.M.
By	<u>A. Fields</u>	
DATE	<u>8-8-03</u>	
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas		
RECEIVED BY	<u>S. Usery</u>	

Special Use #2023-17

EXHIBIT

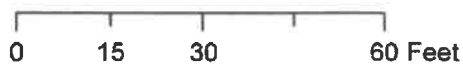
tabbies

A



Ortho Map

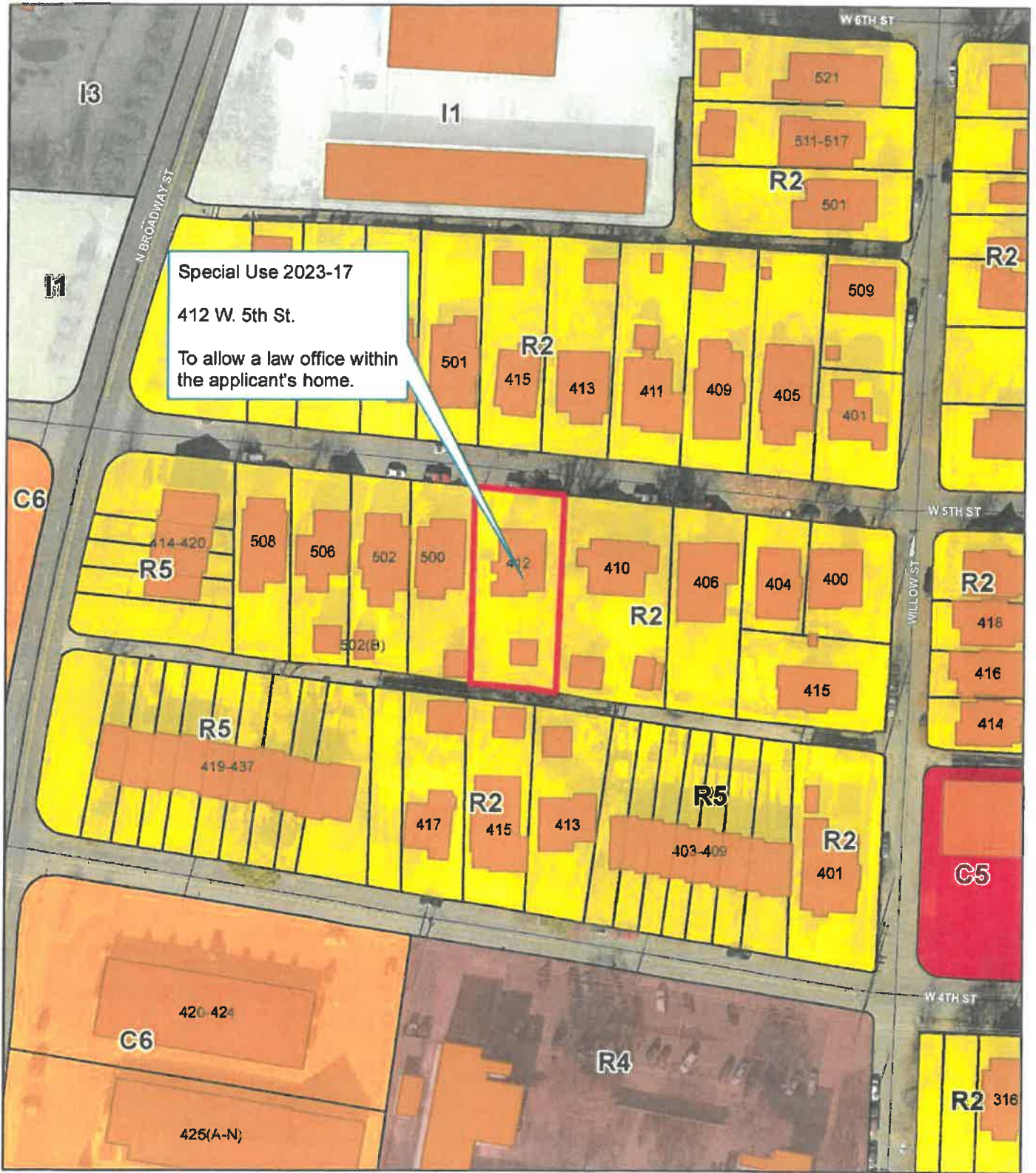
1 inch = 30 feet



Date: 6/27/2023

Not an actual survey

Special Use #2023-17



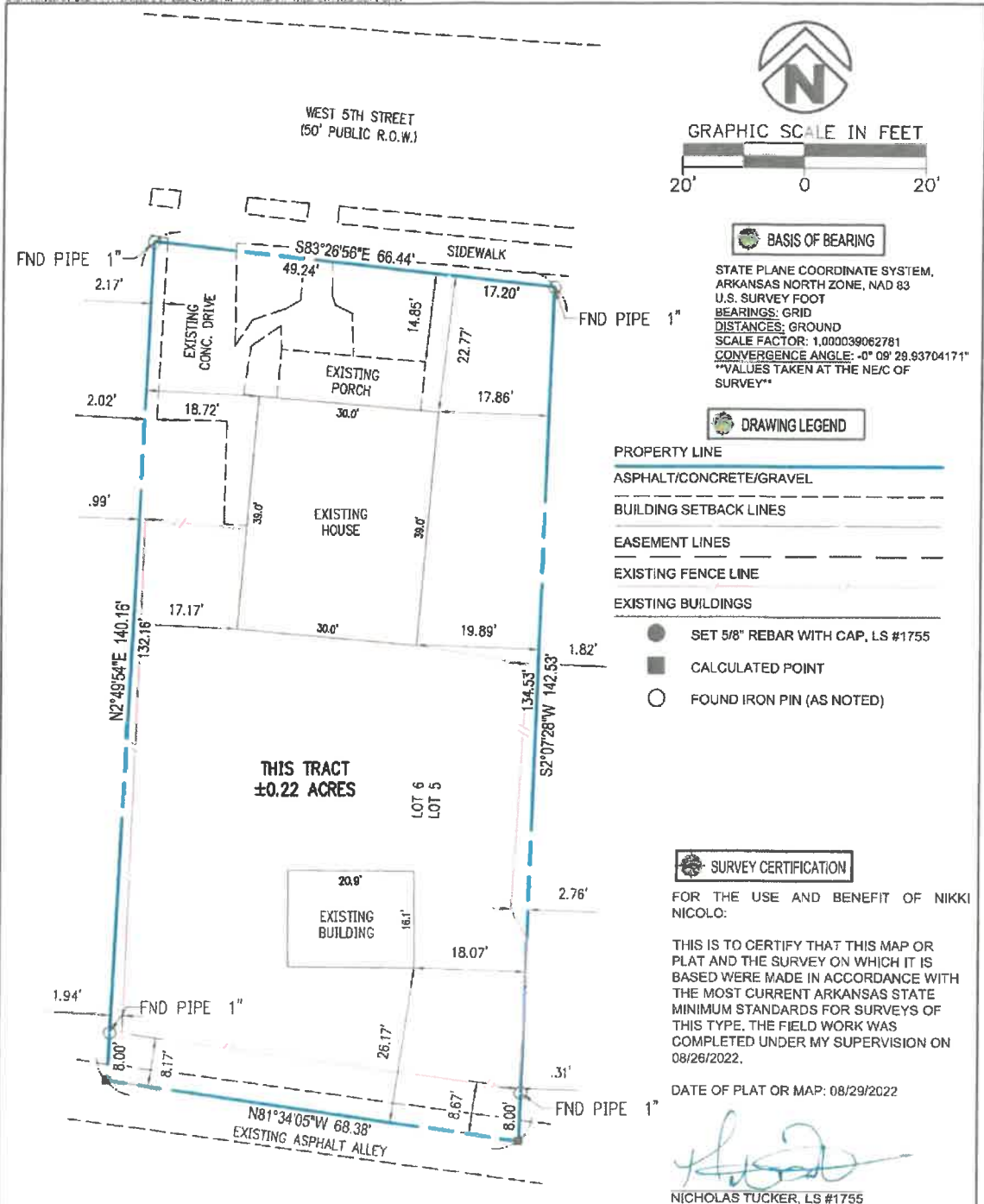
Zoning Map

1 inch = 100 feet



Date: 6/27/2023

Not an actual survey



GRAPHIC SCALE IN FEET



BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
 ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.00039062781
 CONVERGENCE ANGLE: -0° 09' 29.93704171"
 VALUES TAKEN AT THE NEIC OF SURVEY

DRAWING LEGEND

- PROPERTY LINE**
 ASPHALT/CONCRETE/GRAVEL
 BUILDING SETBACK LINES
EASEMENT LINES
 EXISTING FENCE LINE
 EXISTING BUILDINGS
- SET 5/8" REBAR WITH CAP, LS #1755
 - CALCULATED POINT
 - FOUND IRON PIN (AS NOTED)

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF NIKKI NICOLO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 08/26/2022.

DATE OF PLAT OR MAP: 08/29/2022

Nicholas Tucker
 NICHOLAS TUCKER, LS #1755

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0344G, DATED JULY 06, 2015. BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.


LEGAL DESCRIPTION

ALL OF LOT 6 AND WEST 17.2 FEET OF LOT 5, BLOCK 4 AND THE NORTH 8.0 FEET OF AN ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 5 AND 6, BLOCK 4, OF FAUCETTE'S ADDITION TO THE CITY OF NORTH LITTLE ROCK, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.



STATE PLAT CODE: PLATTED SUBDIVISION

DELTA	DESCRIPTION	DATE
	BOUNDARY SURVEY LOT 6 & PT LOT 5 & N/2 ALLEY BLOCK 4, FAUCETTE ADDITION 412 WEST 5TH STREET	
	PREPARED FOR: NIKKI NICOLO	
	NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS	



TUCKER
LAND SURVEYING

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 Cabot, Arkansas 72023
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 TUCKER LAND SURVEYING, INC.
 PROJECT NO: 22-000269
 ISSUE DATE: 08/29/2022
 DRAWN BY: B.FERRELL
 APPROVE BY: N.TUCKER
 SHEET NO: 1 OF 1